



ORDINANCE NUMBER 40-2020

AN ORDINANCE APPROVING A MAJOR CHANGE TO A DESIGN REVIEW DISTRICT (DRD) OF CERTAIN REAL PROPERTY IN THE CITY OF GREER RELATED TO THE SOUTH MAIN TOWNES DEVELOPMENT

WHEREAS, TCC Ventures are the owners of properties located on N Highway 14, including Greenville County Parcel Numbers G004000108100 and G004000100500 containing approximately 9.08 acres; and,

WHEREAS, the properties are within a Design Review District and governed by Article 5:19 of the City of Greer’s Zoning Ordinance; and,

WHEREAS, the City of Greer previously approved the rezoning of the parcels along N Highway 14, which was for the development of approximately eighty single-family attached townhomes. The Owners now desire to add a new building type with a smaller footprint and no garage, more particularly described in the Statement of Intent hereto marked as Exhibit E and the building elevations hereto marked as Exhibit G; and,

WHEREAS, pursuant to Article 5:19.9(5), any change which the Zoning Administrator determines would significantly alter the basic concept and general characteristics of the DRD district is a “Major Change” that must be approved according to the procedures set forth in Article 5:19.9; and,

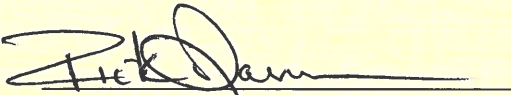
WHEREAS, on July 20, 2020, the Greer Planning Commission held a public hearing and made a recommendation to Greer City Council to approve the major change request as sought by the Owners; and,

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Greer to approve the requested changes to the DRD zoning.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Greer, South Carolina that the Design Review District Zoning Plan of the property is amended to amend the Statement of Intent and Elevations from the original submitted DRD rezonings.

This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

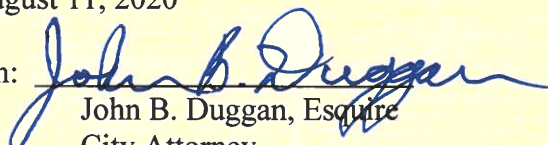
ATTEST:


Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

First Reading: July 28, 2020

Second and
Final Reading: August 11, 2020

Approved as to form: 
John B. Duggan, Esquire
City Attorney

Statement of Intent for the Design Review District (DRD)

South Main Townes

Hwy. 14, Greer, SC

April 5, 2017

Updated July 2020

This Statement of Intent describes the characteristics of South Main Townes, a proposed residential community consisting of approximately eighty (80) single-family attached residential townhomes constructed on approximately 7.85 acres bounded by Hwy. 14, Mitchell Dr. and James Rd. The site consists of two tracts: 7.19 acres (G004000108100) currently zoned R-12 in Greenville County and .66 acres (G004000100500) currently zoned C-2 in the City of Greer. We are requesting that these two tracts be rezoned to a Design Review District (DRD).

Development

Development will begin as soon as the proposed rezoning is finalized and when all required construction permits have been obtained. The exact configuration of the lots and common areas will be determined as the engineering of the site progresses.

The residences that are planned for this site will have two or three bedrooms and will have approximately 1,300 to 1,600 square feet of heated interior space. There will be a mixture of units with one-car garages and without garages. All units will provided space for a minimum of two vehicles. They will be two stories with separate rooflines and will incorporate a combination of brick, stone and vinyl exteriors. There will be a maximum of six buildings/30 units with no garages. There may not be two sets of townhome units without garages next to each other. All lawn areas will be landscaped in accordance with the City of Greer's Landscape Ordinance, and all lawn areas and all common area improvements will be maintained by a homeowner's association that will be incorporated prior to the first sale.

Public Improvements

There will be a single access point into the development off of Hwy. 14, and a secondary "emergency access" will be installed if required. All streets within the project will be private streets, and the homeowner's association will be required to maintain them.

Impact on Public Facilities

Sanitary sewer service, water service, natural gas service & electricity will be provided to the site by Greer CPW unless it is determined that these services are not available from Greer CPW. This community should have no adverse impact on public facilities. All construction

shall be in accordance with all applicable building codes and all other local or state laws and ordinances.

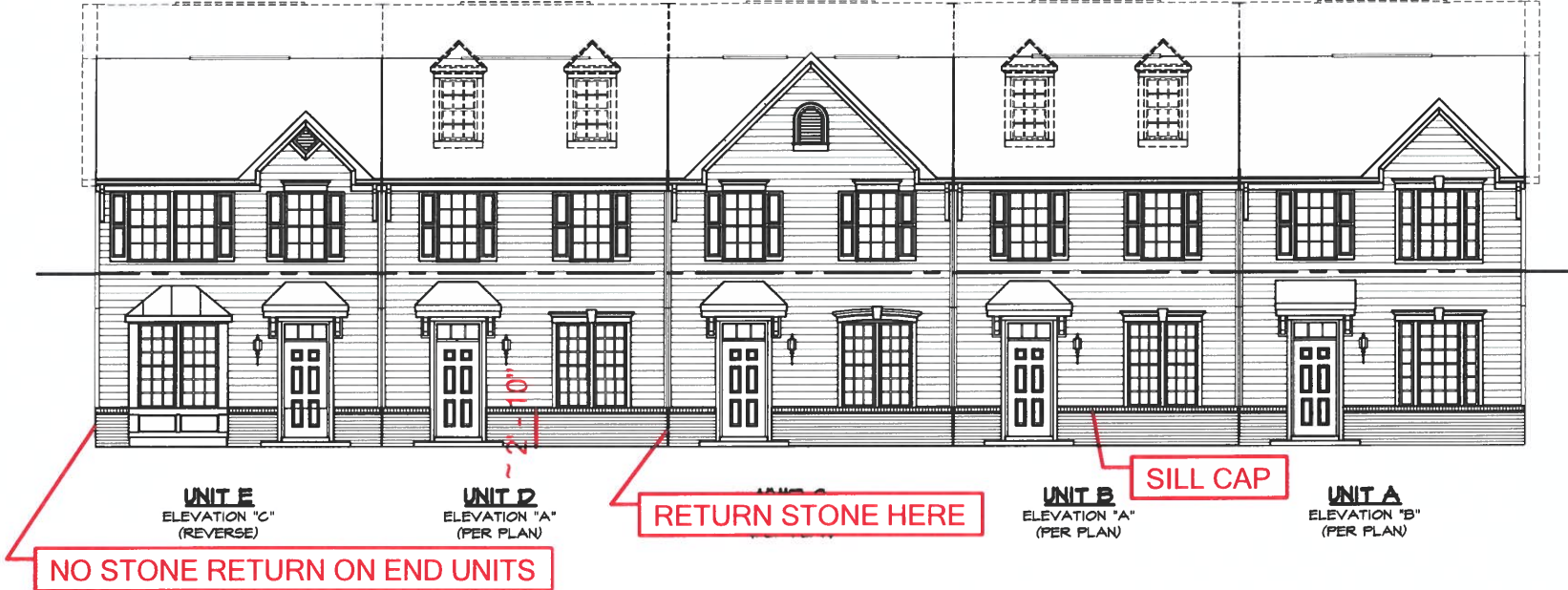
Storm Drainage

Storm water will be managed by a system designed to meet all City of Greer, state and federal regulations involving storm water flows as well as silt and erosion control. The storm water system including the detention pond(s) will be maintained by the homeowner's association through dues paid by all residents within the development.

Homeowner's Association

Prior to any sales, a homeowner's association will be established to own and maintain all signage, landscaping, lawn areas, common areas, sidewalks, private roadways, and storm water management facilities within the project. Funding for maintenance and other association activities will be provided by pro-rata contributions from all property owners in the form of homeowner's association dues assessments pursuant to a recorded Declaration of Covenants, Conditions and Restrictions. The Declaration will also contain other provisions appropriate to provide proper control of the design, construction, use, governance, and maintenance of residences and related improvements thereto, and to ensure the safety of all residents of the development.

BEETHOVEN - PARTIAL STONE VENEER



1
B-2

5 - UNIT BUILDING - CSB05

SCALE: 1/8" = 1'-0"

PARTIAL BRICK VENEER FULL

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, JULY 20, 2020**

DOCKET: FDP 20-11

APPLICANT: TCC Venture, Eric Hedrick

PROPERTY LOCATION: South Main Townes, SC Hwy 14

TAX MAP NUMBER: G004000108100

EXISTING ZONING: DRD, Design Review District

REQUEST: DRD Major Change

SIZE: 9.09 Acres

COMPREHENSIVE PLAN: Residential Land Use 3

ANALYSIS: **FDP 20-11**

FDP 20-11 is a request for a major change to a DRD, Design Review District for the South Main Townes subdivision. South Main Townes is a townhome community with up to 95 approved units located along S Highway 14, which is currently under construction. The applicant is requesting to add a new building type without a garage.

Staff worked with the developer on the following conditions to ensure compatibility within the existing community and the previously adopted Statement of Intent, as well as encourage dispersal of the new building type throughout the development.

- Elevations (attached) will incorporate similar architectural design as existing buildings within the development and include a large bay window.
- No more than 50 percent of remaining units for build-out will incorporate the new building type option, or a maximum of 30 units/six building sets.
- For rows of townhomes, there may not be two sets of townhomes without a garage next to each other.

These conditions have been incorporated into a revised Statement of Intent. In accordance with the guidelines set forth in the Zoning Ordinance and after a detailed study of the area, staff supports the proposed request.

STAFF RECOMMENDATION: Approval

ACTION – Mr. Martin made a motion to approve FDP 20-11. Mr. Wright seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.